

HV of Fork Owner's Association Executive Session | MINUTES

May 19, 2018 | 9:00

Meeting location

Clubhouse Offices

PRESENT

PRESIDENT: JIM HARGROVE AND STELLA, BOD: BETH SMITH, FRANK POTTER, ROBERT SLOAN, JOE SPIERS, AND LYNN TIPTON, SECRETARY: MICHELLE MORGANTI

No Agenda | 9:00 a.m. | President: Jim Hargrove |

Action Item 1: BOD position

BOD stated that another **BOD** lied on Facebook, and **BOD** was issued ultimatum: 1. He will be voted out today 2. Resign today, 3. Stand up in official meeting and state that he lied.

Accused BOD reminded, "I love this place" and that he/she spends more time working in the community, than all of them combined, and they agreed. He/she further stated that if at any time he/she is seen as a detriment he/she will go.

3rd BOD Explained accused statement on FB: "We strongly feel officer should not be in position." accused **BOD** went into the meeting to have officer removed and felt outvoted before meeting started

Accused BOD agrees to make statement

BOD unanimously agree to allow accused **BOD** to remain on **BOD** if he apologizes for lying in statement.

Action Item 2: Clarifications of BOD

BOD explained: "Judiciary Solvency of Corporation" is Board's objective, elaborated that the Board of Director dictates Goals to the President and Vice President. The VP and President have permission to spend no more than 500 a day.

"Emergency Funds must be bonafied emergency" and funds removed from here "must be paid back"

Vice President and President can hire and fire.

Petitions have no merit and "Roberts Laws" are not used

BODs who are being replaced said "We are leaving the board but we aren't going away"

HV of Fork Owner's Association Annual Meeting | MINUTES

May 19, 2018 | 9:30

Meeting location

Clubhouse

AGENDA TOPICS

Agenda | 9:30 a.m. | President: Jim Hargrove |

Open with prayer

1. Announcement: Pot Luck at 5:00 P.M. Raffle Tickets available for Wal-Mart Gift Card
2. Draw for vote counters
3. Call for Final Ballots. Ballots Closed
4. Counters and observers depart open meeting for count.
5. Magnolia Presentation/financial
6. Q and A for Magnolia
7. Recess until Count Completion
8. Results announced
9. Adjourn Meeting

Action Item 1: Announcements

1. **Frank:** made arranged statement as per agreement with BOD to maintain position "I put something on FB.....There was no vote. There was a discussion. I misspoke or told a lie, however you want to put it"

2. Pot Luck at 5:00 P.M. Raffle Tickets available for Wal-Mart Gift Card

3. Introduction of Officers: to assist board in transparency

Treasurer: Carol Hagel, retail experience in management primarily with Wal-Mart and the Dollar General, will be putting out reports today regarding kitchen and POA accounts (see report)

Secretary: Michelle Morganti will be putting out reports of minutes and have posted on website within 72 hours/ business

Stella motioned to bypass summary of minutes, was seconded by member and voted to do so by majority

Action Item 2: Draw for vote counters

Lieutenant Pollard drew raffle for vote counters

6581

6583

6557 Sally Tyers

6578

6561 Gretta Fithu Smith

6573

6575 Judy Banning Prather

6579

6589

6577

6560 Dana Kingery

6563 Richard Kaye

6572

6556 Allen Therwhanger

Observers Appointed: Brenda Schupbach and Brenda Caldera

Call for Final Ballots

Exit to count

Action Item 3: Magnolia Presentation/financial and Q and A

Magnolia is responsible for accounts payable

Magnolia has prepared financial statement as of Dec 2017 (see handout)

Accessing Personal Account Instructions (see handout with screenshots)

Magnolia is available to help with issues, if you find you are behind in payment of your dues

It's better to email for assistance since our representative is hearing impaired

Texas has done away with non-judiciary foreclosure

Accounts can be managed on line

Action Item 4: Break to Count and Election Results

Elton Boubel 67

Mike Mize 42

Randy Novak 58

Elizabeth Upchurch 51

Huffina 21

David Leblanch 1

Brenda Schupbach 2

Stella thanked volunteers

Cassie Wright thanked Stella for her service, and Mike Mize and Elizabeth Upchurch for running

Meeting adjourned

HV of Fork Owner's Association Executive Session | MINUTES

May 19, 2018 | **2:00**

Meeting location

Clubhouse Offices

President: Jim Hargrove |

PRESENT

PRESIDENT: JIM HARGROVE, BOD: BETH SMITH, FRANK POTTER, RANDY NOVAK, JOE SPIERS, AND ELTON BOUBEL, SECRETARY: MICHELLE MORGANTI

Action Item 1: payments to Deputy Pollard

President paid Lieutenant Pollard \$120.00 for today's presence

Action Item 2: Magnolia Accounts

Foreclosures and non-payment of dues

Foreclosures go through Wood County Judge's Office

Magnolia recommends using traditional foreclosure in lieu of using loophole.

When a property is foreclosed on, the owner has 180 days to redeem property and then bank has 90 days to take it back.

Magnolia sends 90 day notices for people who are not come up as of May 1, 2017

Account number must be on payment

POA has 50 accounts open with attorney.

B and C package arrears discussed.

Company/Tecon owns timeshares until 2025 and then timeshares can be done away with, but until then POA has to honor and maintain them. In exchange for maintaining timeshare owners pay us for stays.

Follow up meeting with Magnolia scheduled for Thursday, June 7, 2018.

Action Item 3: Maintenance

received keys from outgoing BODs

will send BOD timeline to BODs

BOD would like to use Zoom for Quorum that he/she is unable to attend (3 or more BODs constitute a Quorum and Secretary must be present to record minutes. If secretary is unable to attend, minutes may be recorded but secretary must transcribe). BOD agreed to get this installed in order to include him/her in as many meetings as possible.

Recommended that published votes should not have names.

Issues for meetings must be submitted 72 hours in advance of meeting

Action Item 4: Social Media

Minutes should be public. Facebook is a great resource, BOD agree to not speaking before minutes from a meeting are published, but may clarify on Facebook, etc....

Action Item 5: Communication with Community

Town Halls are run by the Veterans on the second Saturday of each month.

Suggested new residents' package: Magnolia instructions, By-Laws, Deed Restrictions, meetings available..... with a sign at front gate telling new owners to pick up package _____ . Suggests including a free meal at the grill.

Action Item 6: GOALS

"Bind community back together" "This is for community and not your own wants and needs"

"We are doing a disservice when we forget we are representing the community."

Action Item 7: Position of Vice President

BOD asked for the VP position to be defined

BOD said it is whatever JD can't take care of, and directives from President and Board but there is concern about \$500 that can be used without board approval

BOD stated, "He/she should only step in when President is unavailable" and he/she feels current officer does not deal well with people, his/her processes are sketchy and is skeptical of ability to be successful as VP.

Noted that officer "is a hard worker and will do anything you ask him/him to do".

All of BOD Discussed previous issues with trust, hiring and firing practices and other personnel management and community relation issues

BOD stated that the board has appointed a president for that

BOD makes a motion for the BOD to give current officer 2 more months with President overseeing. VP cannot hire or fire. And any negative situation would be cause for removal.

President stated "1 month was sufficient" but not sure he could change situation

BOD points out that reorganization requires a "duly called meeting" legally.

BOD feels "if that is what it takes" because 2 more weeks is not doable. Suggests BOD move forward to remove officer, and change officer description.

BOD Motioned to revise VP job description to not include the ability to hire or fire.

BOD seconds the motion

Unanimous Vote Yes

BOD motioned to remove current officer

BOD Seconds

Vote no:3 yes: 2

All agree on 2 week probation

Action Item 5: Club House Manager

BOD expresses concern that volunteers should not be accountable over paid employees.

BOD explains that volunteer is current in management position. BOD will do as said and seek employee for said position and volunteer could possibly assist.

Action Item 6: Employment

BOD clarified family of BOD could not be employed or in appointed office

Meeting adjourned

Meet as a board once a month
